

FOR SALE OR LEASE

FLEX/INDUSTRIAL STAND-ALONE BUILDING

In a Highly-Coveted Central NW Portland Location

2451 NW 28TH AVE, PORTLAND, OR



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Mathews

2451 NW 28TH AVE



*Rare centrally-located NW
Portland Industrial/Flex building.*

PROPERTY SIZE	±18,000 SF Warehouse ±6,050 SF 1st Floor Office ±11,000 SF 2nd Floor Office ±35,050 SF Total
LOT SIZE	0.84 acres
AVAILABLE SPACE	25,869 - 35,050 SF
LOADING	2 dock-high, 2 grade-level doors
CLEAR HEIGHT	22'
YEAR BUILT / RENOVATED	1928 / 2018
ZONING	Heavy Industrial (IH)
BUILDING LAYOUT	Expansive office and assembly areas, built-out with private offices and conference room
PARKING	14 on-site stalls plus on-street
LOCATION	Northwest Portland submarket

\$5.595M
SALE ASKING PRICE

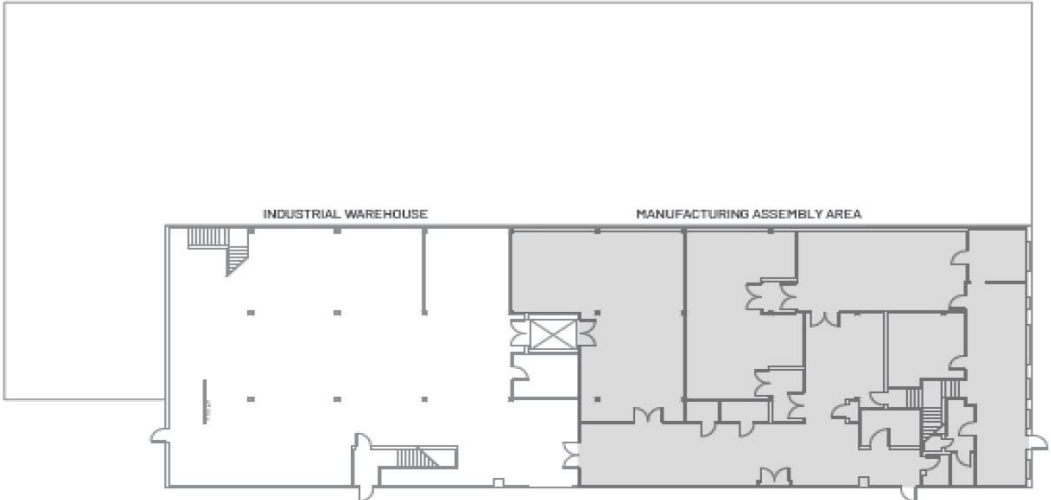
\$1/SF/MO
LEASE RATE, NNN

AVAILABLE FOR SALE OR LEASE

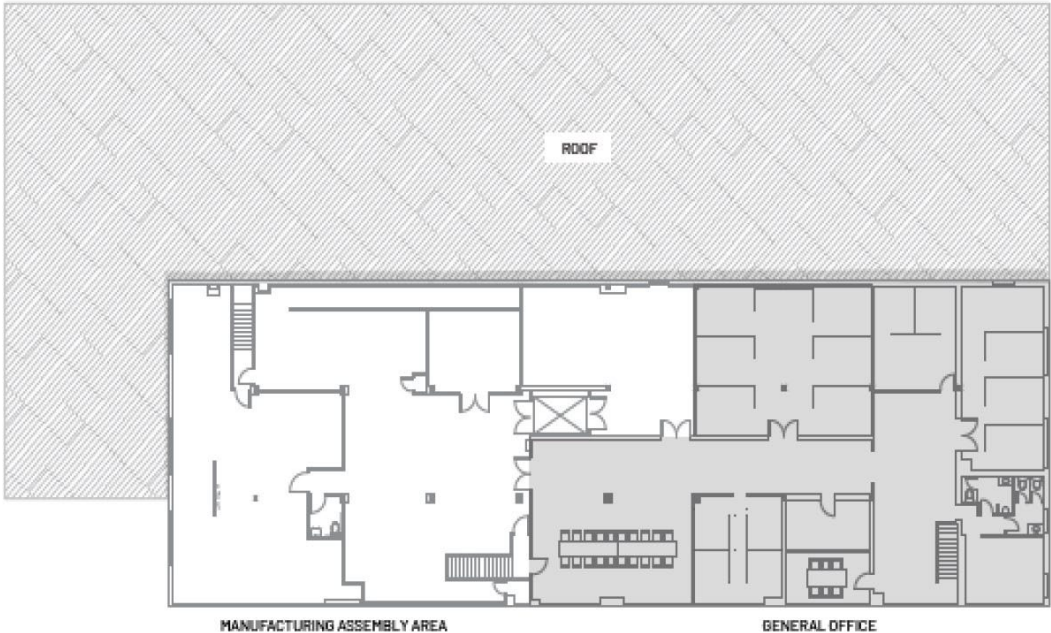
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FIRST FLOOR



SECOND FLOOR



PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

The property is located in the premier location of Northwest Portland, just minutes from downtown, easily accessible via HWY 30, I-405, and NW St. Helens Rd, and near numerous restaurants and shops in Slabtown/Northwest Portland.

MULTI-TENANT DESIGN

The property is currently divided into 2 tenants, Accretech and Great Notion Brewing. Accretech occupies 25,869 SF and the Great Notion Brewing occupies 9,181 SF. Accretech is vacating 8/31/2025. Great Notion Brewing's lease runs through 10/31/2025 and has interest in renewing. A tenant would have the ability to occupy just the 25,869 SF space if desired, or the full 35,050 SF building. A buyer has the ability to occupy the 25,869 SF portion and lease out the remainder of the building to Great Notion Brewing, or a buyer could occupy the entire 35,050 SF building.

FLEXIBLE USE

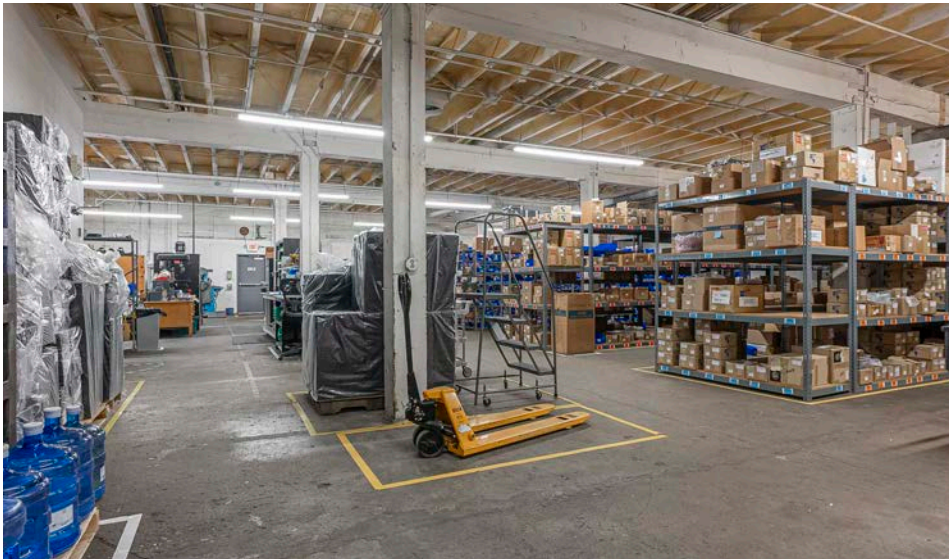
The Heavy Industrial (IH) zoning allows for a wide range of uses including manufacturing/production, warehousing, wholesale sales, industrial service, vehicle service/repair, etc.

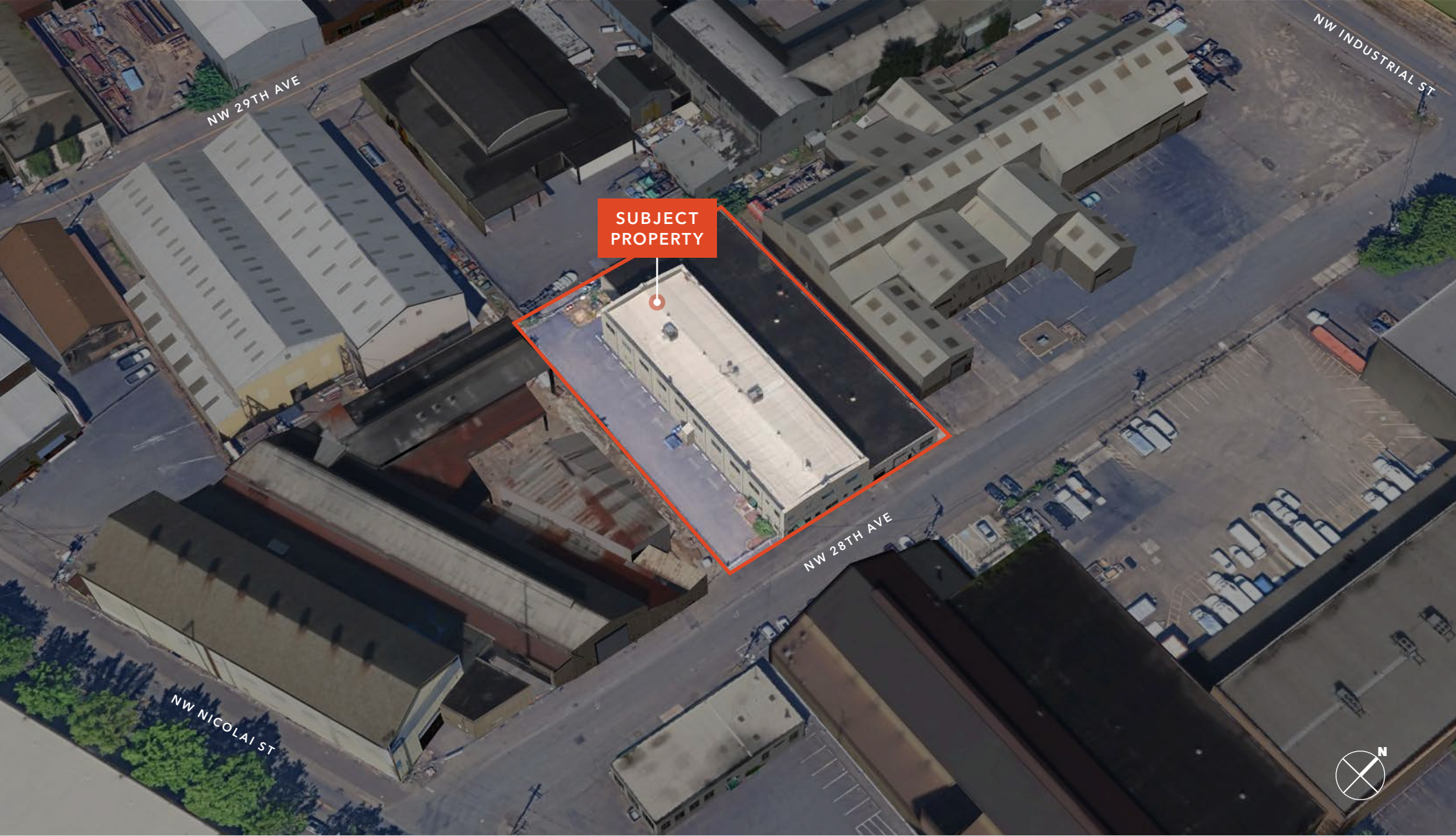
RARE OFFICE/WAREHOUSE RATIO

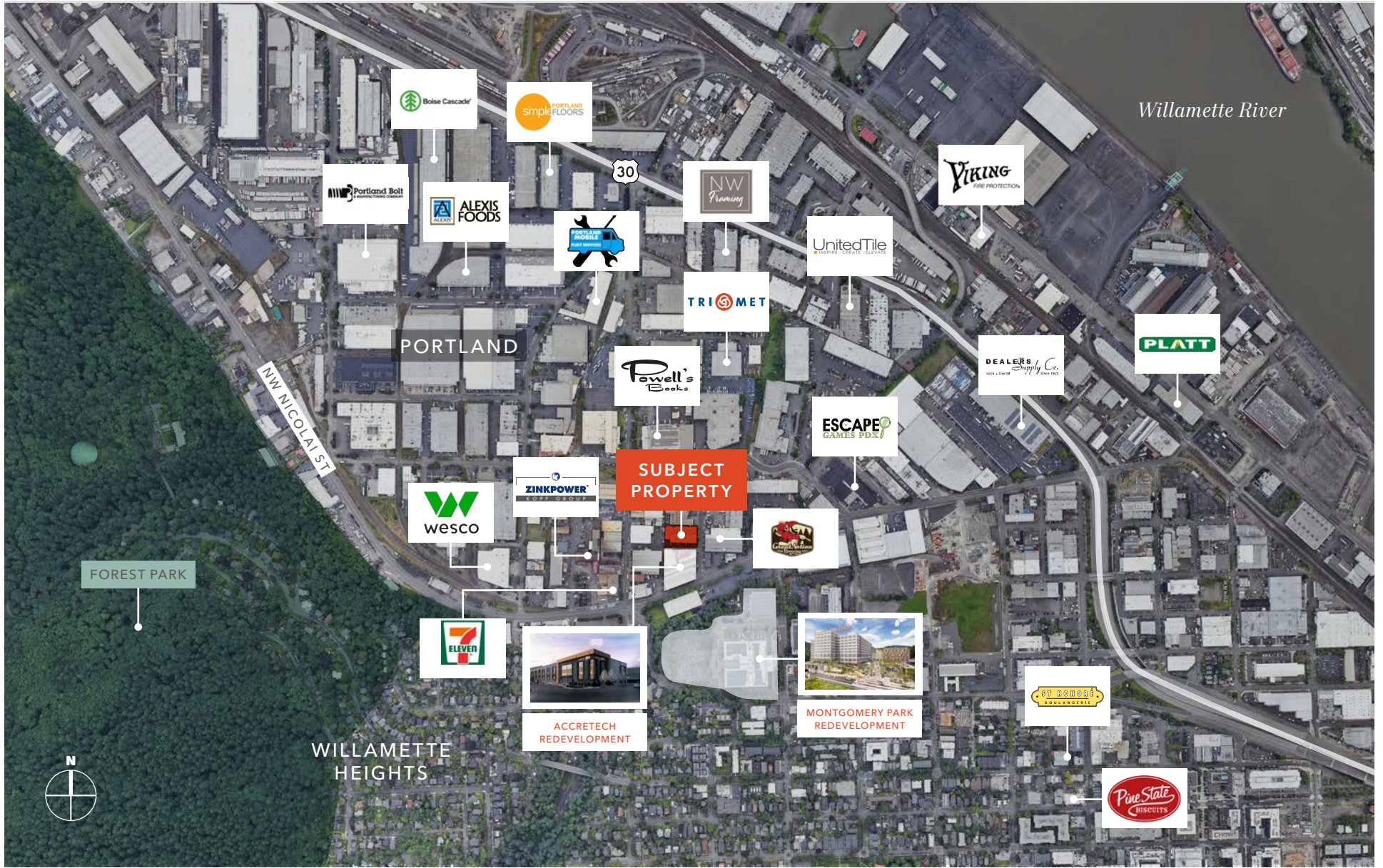
Unique office/assembly/flex build-out well-below replacement cost. Multiple possibilities of office configuration component storage, laboratory use, etc.

MULTIPLE BUILDING IMPROVEMENTS

There have been several renovations made to the building in the last 5 years including new exterior and interior paint, office carpeting, warehouse heating and lighting, stairway retreading, etc.









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*For more information on
this property, please contact*

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